



3-1  
COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT

Tentative Notice of Action

Promoting the wise use of land  
Helping build great communities

|   |   |                                       |                             |
|---|---|---------------------------------------|-----------------------------|
| MEETING DATE<br>February 18, 2005<br>EFFECTIVE DATE<br>March 4, 2005  | CONTACT/PHONE<br>Stephanie Fuhs<br>(805) 781-5721     | APPLICANT<br>Hendbury                 | FILE NO.<br>DRC 2004-00023  |
| <b>SUBJECT</b><br>Request by Judith Hendbury for a Minor Use Permit to allow a 3-bay self-service car wash consisting of 1,258 square feet for the car wash building and 117 square feet for a storage/office building. The project will result in the disturbance of approximately 10,500 square feet of a 10,500 square foot parcel. The proposed project is within the Commercial Service land use category and is located at 1990 Cienaga Street (Highway 1), in the community of Oceano. The site is in the San Luis Bay (Inland) planning area. |   |                                       |                             |
| <b>RECOMMENDED ACTION</b><br>Approve Minor Use Permit DRC 2004-00023 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.  |   |                                       |                             |
| <b>ENVIRONMENTAL DETERMINATION</b><br>A Class Three Categorical Exemption was issued on January 3, 2005 (ED 04-295).  |   |                                       |                             |
| LAND USE CATEGORY<br>Commercial Service   | COMBINING DESIGNATION<br>Flood Hazard, Airport Review | ASSESSOR PARCEL NUMBER<br>062,115,006 | SUPERVISOR DISTRICT(S)<br>4 |
| <b>PLANNING AREA STANDARDS:</b><br>22.106.070 – Oceano Urban Area Standards<br><i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>  |   |                                       |                             |
| <b>LAND USE ORDINANCE STANDARDS:</b><br>Article 3 – Site Planning and General Project Design Standards, 22.30.120 – Auto and Vehicle Repair and Service<br><i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>  |   |                                       |                             |
| <b>FINAL ACTION</b><br>This tentative decision will become final action on the project, effective on the 15 <sup>th</sup> day following the administrative hearing, or on March 4, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.   |   |                                       |                             |
| <b>EXISTING USES:</b><br>Undeveloped  |   |                                       |                             |
| <b>SURROUNDING LAND USE CATEGORIES AND USES:</b><br><i>North:</i> Commercial Retail / Retail businesses<br><i>East:</i> Commercial Service / Car sales lot<br><i>South:</i> Commercial Service / Towing business<br><i>West:</i> Commercial Service / Service businesses  |   |                                       |                             |
| <b>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT:</b><br>COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242   |   |                                       |                             |

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|  |                                       |
|--|---------------------------------------|
| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:<br>The project was referred to: Oceano/Halcyon Community Advisory Council, Public Works, Oceano Community Services District, ALUC, CalTrans |                                       |
| TOPOGRAPHY:<br>Level   | VEGETATION:<br>None                   |
| PROPOSED SERVICES:<br>Water supply: Community system<br>Sewage Disposal: Community sewage disposal system<br>Fire Protection: Oceano Community Service District                        | ACCEPTANCE DATE:<br>December 28, 2004 |

## DISCUSSION

### PLANNING AREA STANDARDS:

*22.106.070 - Oceano Urban Area Standards:* Applicable standards set forth in this section of the ordinance include compliance with the Oceano Specific Plan, a requirement for curb, gutter and sidewalk, compliance with the Airport Land Use Plan, and Commercial Service land use category requirements. As proposed and conditioned, the project complies with these standards.

### LAND USE ORDINANCE STANDARDS:

*22.10.060 - Exterior Lighting:* Standards include minimization of light intensity, shielded lighting, height limits of light fixtures, and direction of lighting on the site. As conditioned, the project meets these standards.

*22.10.080 - Fencing and Screening:* Fencing is required for all sites within urban reserve lines. As conditioned, the project meets this standard.

*22.10.090 - Height Limits:* The height limit for this site is 35 feet. As proposed, the project is 23 feet, 9 inches, which complies with this standard.

*22.10.120 - Noise Standards:* As conditioned, the operational standards for the carwash will be met with regard to exterior noise levels.

*22.10.140 - Setbacks:* As proposed, the project complies with these standards.

*22.10.150 - Solid Waste Collection and Disposal:* As conditioned, the project will comply with these standards.

COMMUNITY ADVISORY GROUP COMMENTS: Project approved by the Council.

### AGENCY REVIEW:

Public Works – Require sidewalk and driveway improvements, drainage plan, encroachment permit from CalTrans for driveways accessing Highway One

Oceano Community Services District – Water main upgrade needed, complete will-serve requirements

ALUC – Consistent with Airport Land Use Plan

Cal Trans – No comments received

### LEGAL LOT STATUS:

The three lots were legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs  
and reviewed by Kami Griffin, Supervising Planner

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## EXHIBIT A - FINDINGS

### *CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class Three) pursuant to CEQA Guidelines Section 15303 because the project is located in an urbanized area that does not contain significant fish or wildlife habitats.

### *Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies/does not satisfy all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the self service car wash does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the car wash is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Cienaga Street (Highway 1), an arterial road constructed to a level able to handle any additional traffic associated with the project.

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**EXHIBIT B - CONDITIONS OF APPROVAL  
HENDBURY MINOR USE PERMIT DRC 2004-00023**

**Approved Development**

1. This approval authorizes
  - a. construction of a 1,258 square foot, 3-bay, self service car wash with 117 square foot office/storage building.
  - b. maximum height is 24 feet from average natural grade.

**Conditions required to be completed at the time of application for construction permits**

***Site Development***

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.
3. **At the time of application for construction permits, the applicant shall** submit a revised site plan and landscape plan, to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
  - a. Site plan to show fencing consistent with Section 22.10.080 of the Land Use Ordinance.
  - b. Site plan showing the method for solid waste disposal consistent with Section 22.10.150 of the Land Use Ordinance.
  - c. Landscape plan showing type, size and location of proposed plant materials.
4. **At the time of application for construction permits, the applicant shall** provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

***Fire Safety***

5. **At the time of application for construction permits, all plans submitted to the** Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated August 10, 2004.

***Services***

6. **At the time of application for construction permits, the applicant shall** provide a letter from the Oceano Community Services District stating they are willing and able to service the property.

**Conditions to be completed prior to issuance of a construction permit**

7. **Prior to issuance of a construction permit, the applicant shall** pay all applicable school and public facilities fees.
8. **Prior to issuance of construction permits, the applicant shall** grant an avigation easement to the County.

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9. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan for review and approval by the Public Works Department. If a retention basin is required, drainage calculations shall also be submitted.
10. **Prior to issuance of construction permits**, the applicant shall obtain an encroachment permit from CalTrans for driveways accessing Cienaga Street (Highway 1).
11. **Prior to issuance of construction permits**, the applicant shall submit plans for curb, gutter and sidewalk for review and approval by the Public Works Department.

**Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

12. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before **final building inspection**. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.
13. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from the Oceano Community Services District of all required fire/life safety measures.
14. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**On-going conditions of approval (valid for the life of the project)**

15. During operation of the car wash, exterior noise standards as set forth in Section 22.10.120 of the Land Use Ordinance shall be adhered to.
16. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
17. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.



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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

JUL 28 2004

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

7/28/2004

FROM

PW

FROM:

South Co. Team

(Please direct response to the above)

Henbury

DRC 2004-00023

Project Name and Number

Development Review Section (Phone: 781-

788-2009)

PROJECT DESCRIPTION:

mup -> 3 bay self-serve  
car wash. Two bldgs. Car wash: 1,258 sq. ft.  
d 1 storage bldg. 117 sq. ft. Also 8-car space  
drying area. Site will be landscaped.

Return this letter with your comments attached no later than:

8/12/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO  
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Recommend Approval - NEEDS C, G & SW (C & G may already exist -  
if so add SW & DRAINAGE), will need CALTRANS ENCROACHMENT PERMIT.  
DRAINAGE PLAN NEEDED, may require a retention pond, if so CALCS  
will also be needed.

31 AUG 2004  
Date

Goodwin  
Name

5252  
Phone

# LAND USE APPLICATION

San Luis Obispo County Department of Planning and Building

File Nos. DR02004-00023

## APPLICATION TYPE CHECK ALL THAT APPLY

- ☐ Emergency Permit  
☐ Zoning Clearance  
☐ Plot Plan

- ☐ Site Plan  
☒ Minor Use Permit  
☐ Development Plan

- ☐ Variance  
☐ Surface Mining/Reclamation Plan

- ☐ Tree Removal  
☐ Curb, Gutter & Sidewalk Waiver  
☐ Other

## APPLICANT INFORMATION

☐ Landowner Name JUDY HENBURY Daytime Phone: 929-4588  
Mailing Address 517 BRIARWOOD LN. - NIPOMO, CA Zip: 93444  
☐ Applicant Name JUDY HENBURY Daytime Phone: 929-4588  
Mailing Address 517 BRIARWOOD LN. - NIPOMO, CA Zip: 93444  
☒ Agent TOM B. MARTINEZ, ARCHITECT Daytime Phone: (805) 934-5137  
TOM B. MARTINEZ & ASSOC.  
Mailing Address 2450 PROFESSIONAL PARKWAY, #220 Zip: \_\_\_\_\_  
SANTA MARIA, CA 93455

## PROPERTY INFORMATION

Total Size of Site: 15' x 140' Assessor Parcel Number(s): 062-115-006  
Legal Description: LOTS 7, 8 & 9 OF BLK. 46, TOWN OF OCEANO, COUNTY OF SLO  
Address of the project (if known): 1990 CIENAGA, OCEANO, CA  
Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.:  
1990 CIENAGA ST. IS LOCATED ON HWY 1. IN OCEANO  
Describe current uses, existing structures, and other improvements and vegetation on the property: PROT VACANT LOT

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): PROPOSED 3-BAY SELF-SERVE CAR WASH.  
TWO BUILDINGS: CAR WASH (1,250 S.F.) & STOR. BUILDING (117 S.F.),  
3 SPACE DRYING AREA, LANDSCAPE ALONG FRONT & REAR OF SITE

## LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature: [Signature] Date: 7-21-04  
OFFICE USE ONLY  
Date Received: 7/28/04 By: Knall Receipt No.: \_\_\_\_\_ Use Group?: \_\_\_\_\_  
Planning Area: SUB Community Code: OCNO ☐ "A" Use ☐ "S" Use  
Land Use Category: CS Combining Designation: FH / AR  
Coastal Zone: ☐ In ☐ Out Enforcement Case: ☐ Yes ☐ No File #: \_\_\_\_\_ Addressing: \_\_\_\_\_  
Comments: \_\_\_\_\_ Planner: \_\_\_\_\_ Date: \_\_\_\_\_ Revised 07/02/01

Import Review



SF 3-8  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

7/28/2004

TO:

Oceano CSD

FROM:

South Co. Team

(Please direct response to the above)

Henbury  
DRC 2004-00023

Project Name and Number

Development Review Section (Phone: 781-

788-2009)

PROJECT DESCRIPTION:

mup -> 3 bay self-serve  
car wash. Two bldgs. Car wash: 1,258 sq. ft.  
& 1 storage bldg. 117 sq. ft. Also 8-car space  
drying area. Site will be landscaped.

Return this letter with your comments attached no later than:

8/12/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ NO  
☒ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

A water main upgrade will be required to adequately serve this project.  
We recommend approval, upon satisfactory completion of all  
requirements as stated in the Oceano Community Services District will  
serve letter.

August 13, 2004  
Date

Philip T. Davis  
Name Philip T. Davis, UOS

(805) 481-6730  
Phone

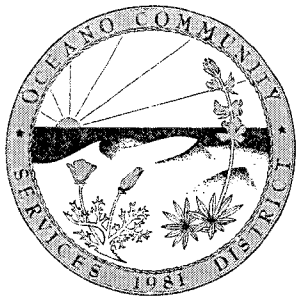
RECEIVED

AUG 17 2004

Revised 4/4/03



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## Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

August 10, 2004

Judy Henbury  
2450 Professional Parkway, Suite 220  
Santa Maria, CA 93455

**SUBJECT: APN 062-115-006; OCSD PROJECT #6256; SLO CO PERMIT #DRC2004-00023**  
**OWNER/PROJECT: JUDY HENBURY/CAR WASH**

Dear Ms. Henbury:

Oceano Community Services District will serve the car wash proposed for APN 062-115-006 subject to the following conditions:

1. Obtain valid OCSD and SSLOCSD permits.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Offsite improvements for water, sewer, street lighting, and/or fire protection will be required and will be determined when engineered plans are submitted for District review.
4. Curbs, gutters and sidewalks are required.
5. A fire safety plan exception of content requirements letter has been issued.
6. If the District engineer is required to review the plans for any reason, a \$250/deposit will be required.
7. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.

If any of the District facilities are required to be moved, raised, or in any way altered or changed because of required conditions of the District or any other agency having jurisdiction over the proposed development, the owner, developer, contractor, or agent responsible shall bring such facilities up to a minimum District standard of design and access.

This will serve letter will expire August 10, 2005 and is nontransferable. The District reserves the right to review service at the time permits are issued.

Yours truly,

OCEANO COMMUNITY SERVICES DISTRICT



Francis M. Cooney, General Manager

FMC/PTD/jpm  
Attachment



3-10

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**NOTICE OF AIRPORT LAND USE COMMISSION ACTION**

ALUC 2004-014

HEARING DATE: AUGUST 18, 2004

RECOMMENDATION TO: COUNTY OF SAN LUIS OBISPO

SUBJECT: APPLICANT: JUDY HENBURY (County File No. DRC2004-00023)

On August 18, 2004, the Airport Land Use Commission determined that the above referenced project is **consistent** with the Airport Land Use Plan, and is referred back to the County of San Luis Obispo. A copy of the Airport Land Use Commission recommendations are attached.

If you have any questions regarding this matter, please contact me at (805) 781-5612.

Sincerely,

Lona Franklin, Secretary Pro Tem  
Airport Land Use Commission

---

(Planning Department Use Only)

Date NOFA Mailed September 24, 2004  
Mailed (cm) Hand-delivered

Enclosed: X Airport Land Use Commission Recommendations

Cc: Judy Henbury  
Tom Martinez

# Staff Report

## San Luis Obispo County Airport Land Use Commission

3-11

2-1

DATE: August 18, 2004

TO: AIRPORT LAND USE COMMISSION

FROM: BILL ROBESON, COUNTY PLANNING AND BUILDING

REFERRING AGENCY: COUNTY OF SAN LUIS OBISPO/APPLICANT: JUDY HENBURY  
(South County Team, Project Manager; County File No. DRC2004-00023)

SUBJECT: A REQUEST FOR A DETERMINATION FOR CONSISTENCY OR INCONSISTENCY REGARDING THE CONSTRUCTION OF A NEW 3 BAY SELF SERVE CARWASH AND 117SQFT STORAGE BUILDING. THE SUBJECT PARCEL IS ZONED COMMERCIAL SERVICE (CS). THE SITE IS LOCATED AT 1990 CIENAGA STREET IN THE COMMUNITY OF OCEANO; OCEANO COUNTY AIRPORT LAND USE PLAN AREA 4.

### RECOMMENDATION

Recommend approval of the project to the County of San Luis Obispo based on the following:

#### Finding:

The proposed development is compatible with the 1976 Oceano County Airport Land Use Plan, because the proposed project is located in Oceano County Airport Area 4 where similar uses are allowed such as "Auto Storage and Parking" and "Truck Terminals" are compatible. Since the specific use of car washes are not listed in the ALUP the use would fall under "Other Service Uses" which is also shown as compatible.

### PROJECT DESCRIPTION

Proposal: Request for determination of consistency for the construction of a new 3 bay self serve car wash.

Location: The project site is located at 1990 Cienaga St. in the community of Oceano.

### Oceano County Airport Plan

Airport Land Use Areas: The proposed development is within Area 4; "Other Service Uses" is shown as a compatible use in Area 4.

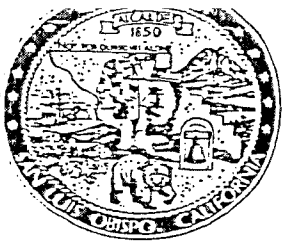
#### **Setting**

Existing Uses: vacant lot

Site Area: 10,500 square feet

### SUMMARY

ALUC staff advises that your Commission recommend to the County that this project be determined consistent, because the Airport Land Use Plan shows that in Area 4 "Other Service Uses" are compatible uses.



# 3-12 SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

DEC 23 2004

SF

Planning & Bldg

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 7/28/2004

TO: OTAE

FROM: South Co. Team  
(Please direct response to the above)

Hembury  
DRC 2004-00023  
Project Name and Number

Development Review Section (Phone: 781- 788-2089)

PROJECT DESCRIPTION: MUP -> 3 bay self-serve  
car wash. Two bldgs. Car wash: 1,258 sq. ft.  
& 1 storage bldg. 117 sq. ft. Also 8-car space  
drying area. Site will be landscaped.

Return this letter with your comments attached no later than: 8/12/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☐ YES (Please go on to Part II)  
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ NO (Please go on to Part III)  
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

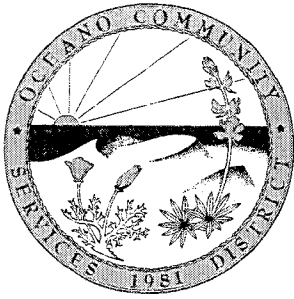
Project approved

12.20.4  
Date

[Signature]  
Name

481.6730  
Phone

3-13



## Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

RECEIVED  
SEP 02 2004  
Planning & Bldg

September 1, 2004

San Luis Obispo County  
Planning & Building Department  
Rm 317, County Government Center  
San Luis Obispo, CA 93408

Attention: Sue McKeown

**SUBJECT: FIRE SAFETY PLAN APN 062-115-006**  
**OCSD PROJECT # 6256**  
**OWNER/PROJECT: HENBURY/3 BAY CAR WASH**

Dear Ms. McKeown:

After reviewing information concerning the above building permit application, OCSD has determined that this project falls under the EXCEPTION OF CONTENT REQUIREMENT (Section 22.05.082, a (3)). As a result, the District will not require the builder to submit a fire safety plan.

If you have any questions, or require further information, please feel free to call.

Yours truly,

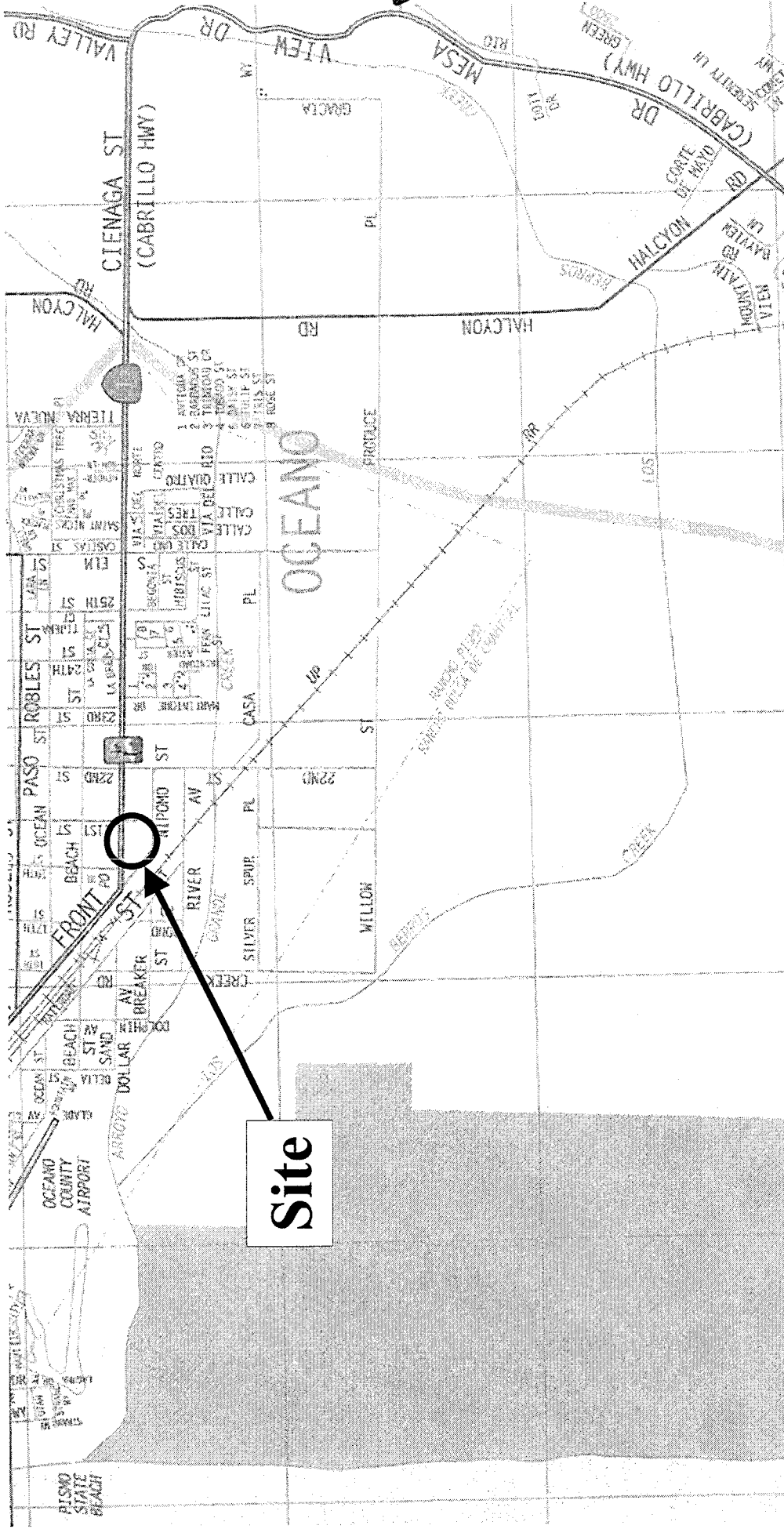
OCEANO COMMUNITY SERVICES DISTRICT

*Philip T. Davis*

Philip T. Davis, Utility Operations Supervisor  
For Francis M. Cooney, General Manager

FMC/PTD/jpm  
cc M. Dacey

REC 2004-00023  
5F



Project

Hendbury Minor Use Permit

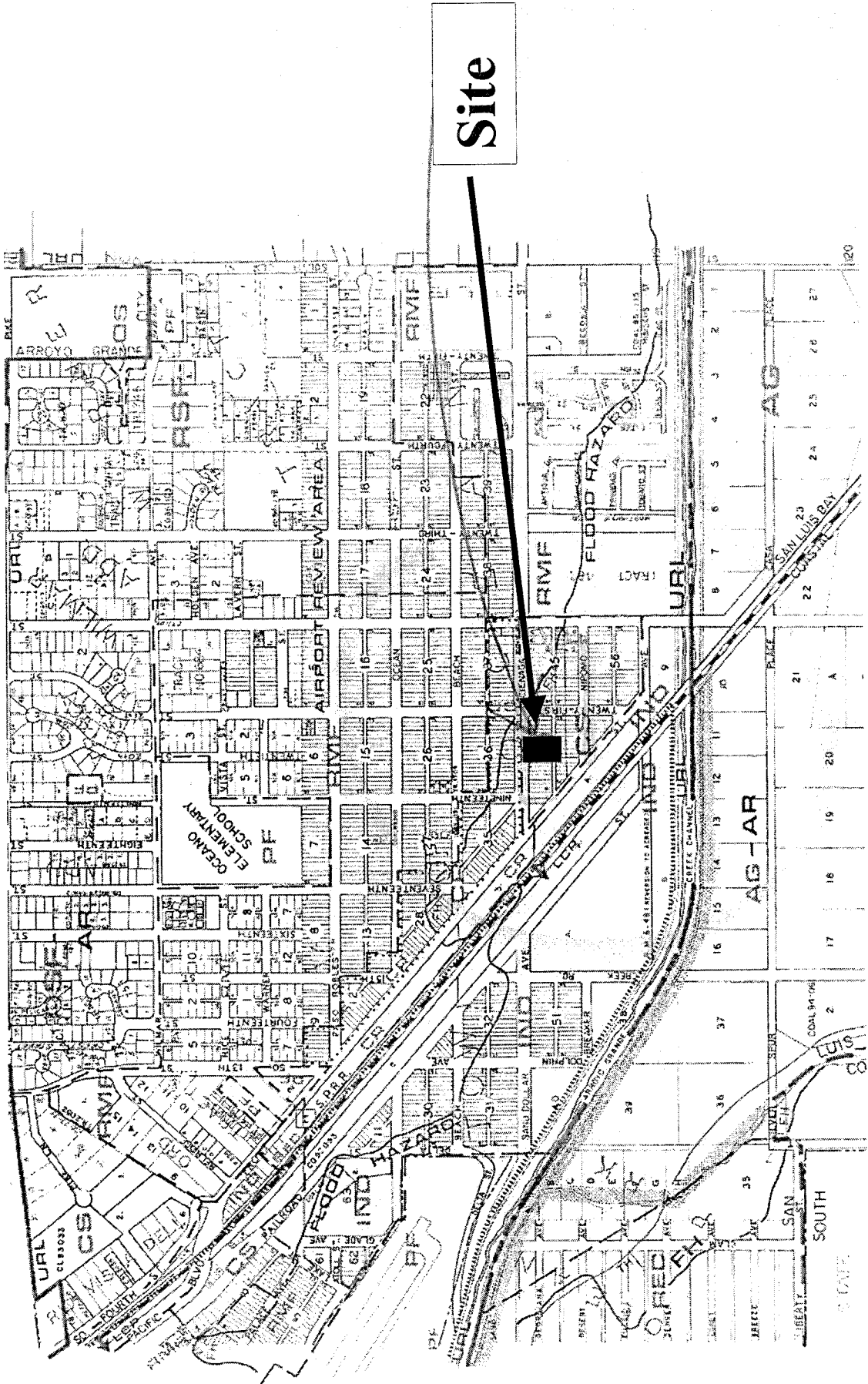
DRC 2004-00023



Exhibit

VICINITY MAP

3-15

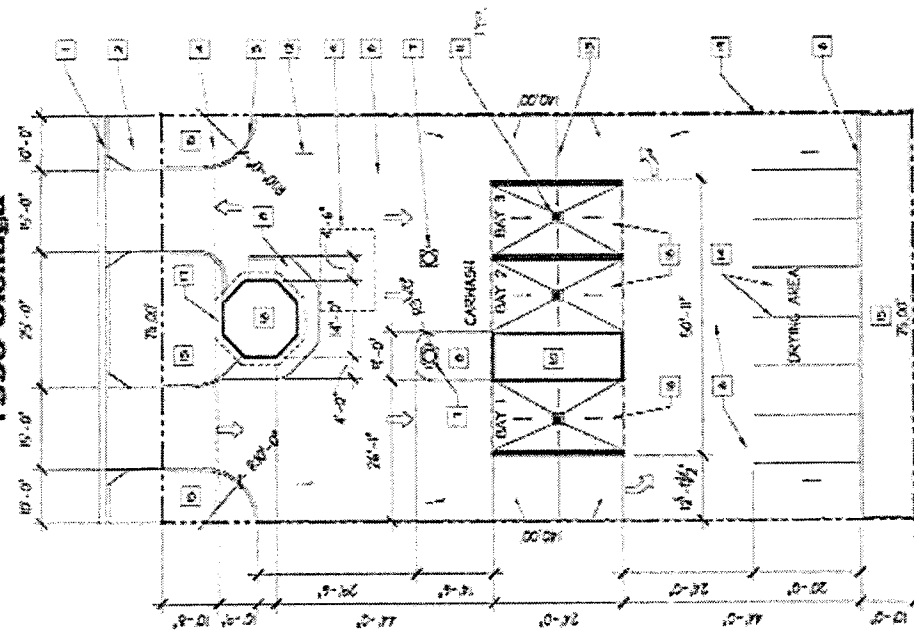


Site



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1990 Cienega



Site Plan Keynotes: □

1. EXISTING CONCRETE CURB AND GUTTER.
2. EXISTING CONCRETE SIDEWALK.
3. CONCRETE DRIVE APPROACH PER CITY OF OCEANO STANDARDS.
4. INDICATES LANDSCAPE EASEMENT.
5. 6" CONCRETE CURB PER CITY OF OCEANO STANDARDS.
6. A.C. PAVING PER CITY OF OCEANO STANDARDS.
7. VACUUM STATION, DUAL AND SINGLE USE - SEE PLAN.
8. CONCRETE HARDSCAPE.
9. UNDERGROUND SANDFILL SEPARATOR.
10. BUILDING 1 - CARGO.
11. CONCRETE CATCH BASIN, TYPICAL AT EACH BAY.
12. INDICATES DIRECTION AND SLOPE PER FOOT SLOPE (1/4" = 10' DEPTH).
13. RIDGE AT A.C. PAVING.
14. PARKING STALL AND STRIPING PER CITY OF OCEANO STANDARDS.
15. LANDSCAPE AREA.
16. SLOPE CONCRETE SLAB AT WASH BAYS.
17. WALL MOUNTED FACILITY SIGN LOCATION.
18. BUILDING 2 - STORAGE/OFFICE.
19. 16'-0" DECORATIVE MIDDOT IRON FENCE.



**SITE PLAN**

SCALE: 1" = 20'-0"

Exhibit  
Site Plan

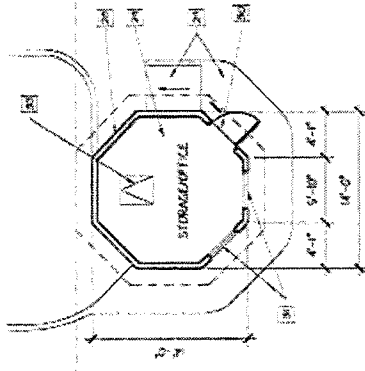


Project  
Hendbury Minor Use Permit  
DRC 2004-00023



**Floor Plan Notes:**

26. 2x4 STUDS AT 16" O.C. WITH 2" WANGCOT, SEE EXTERIOR ELEVATIONS.
27. SEALED CONCRETE FLOOR FINISH.
28. 8'-0" x 7'-0" STEEL DOOR IN REL. FRAME, PROVIDE 1/2" WANGCOT, LOCKSET, DEAD BOLT AND SELF CLOSER.
29. 3'-0" x 4'-0" STOREFRONT WIRED GLAZING IN AN ANGLE-UP ALUM. FRAME, SEE EXTERIOR ELEVATIONS.
30. CONCRETE WANGCOT WITH ACCESS BOLT TO A.C. FINISH, SLOPE 1/2".
31. 30x36 ATTIC ACCESS PANEL.



**FLOOR PLAN**

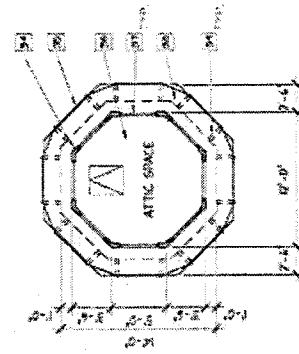
SCALE: 1/8" = 1'-0"

BUILDING 2

162 S.F.

**Floor Plan Notes:**

34. 2x4 STUDS AT 16" O.C.
35. REED WANGCOT 2x4x8 GABRIOL, SEE EXTERIOR ELEVATIONS.
36. 1'-00" THK. PLYWOOD FLOOR FINISH, - SEALED.
37. 3'-0" x 4'-0" STOREFRONT CLEAR GLAZING IN AN ANGLE-UP ALUM. FRAME, SEE EXTERIOR ELEVATIONS.
38. 3/4" THK. EXTERIOR GRADE POLYURETHANE WITH TYPED LOCK SETTING SURFACE.
39. 2x4x8 GABRIOL, SEE EXTERIOR ELEVATIONS.



**FLOOR PLAN**

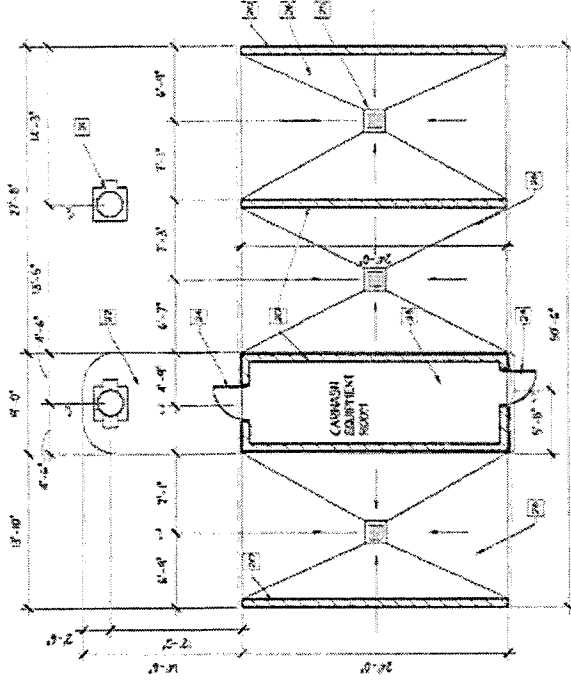
SCALE: 1/8" = 1'-0"

BUILDING 1

216 S.F.

**Floor Plan Notes:**

26. 8' x 8' W/LL WITH 12' O.D. WANGCOT, SEE EXTERIOR ELEVATIONS.
27. FINED VACUUM STATIONS.
28. WANGCOT CONCRETE WANGCOT.
29. SEALED CONCRETE FLOOR FINISH.
30. 3'-0" x 7'-0" SOLID CORE STEEL GLAD DOOR IN STEEL FRAME - PROVIDE 1/2" WANGCOT, LOCKSET, DEAD BOLT AND SELF CLOSER.
31. CATCH BASIN.
32. SLOPED CONCRETE SLAB AT EACH WASH BASIN.
33. 6" CONCRETE CURB.

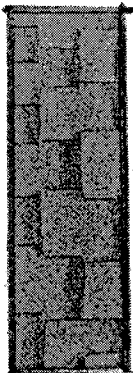


3-17

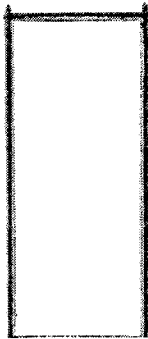
3-18

# Henbury Carwash Color Board

'CERTAINTED  
PRESIDENTIAL SHAKE'  
ASPHALT ROOFING  
SHINGLES OR EQUAL -  
COLOR: CHARCOAL BLACK

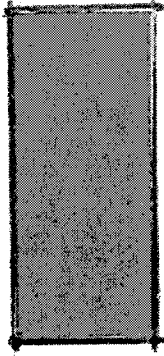


2x12 RSWN REDWOOD  
FASCIA BOARD -  
PAINTED - 'FRAZEE'  
COLOR: 001 - WHITE

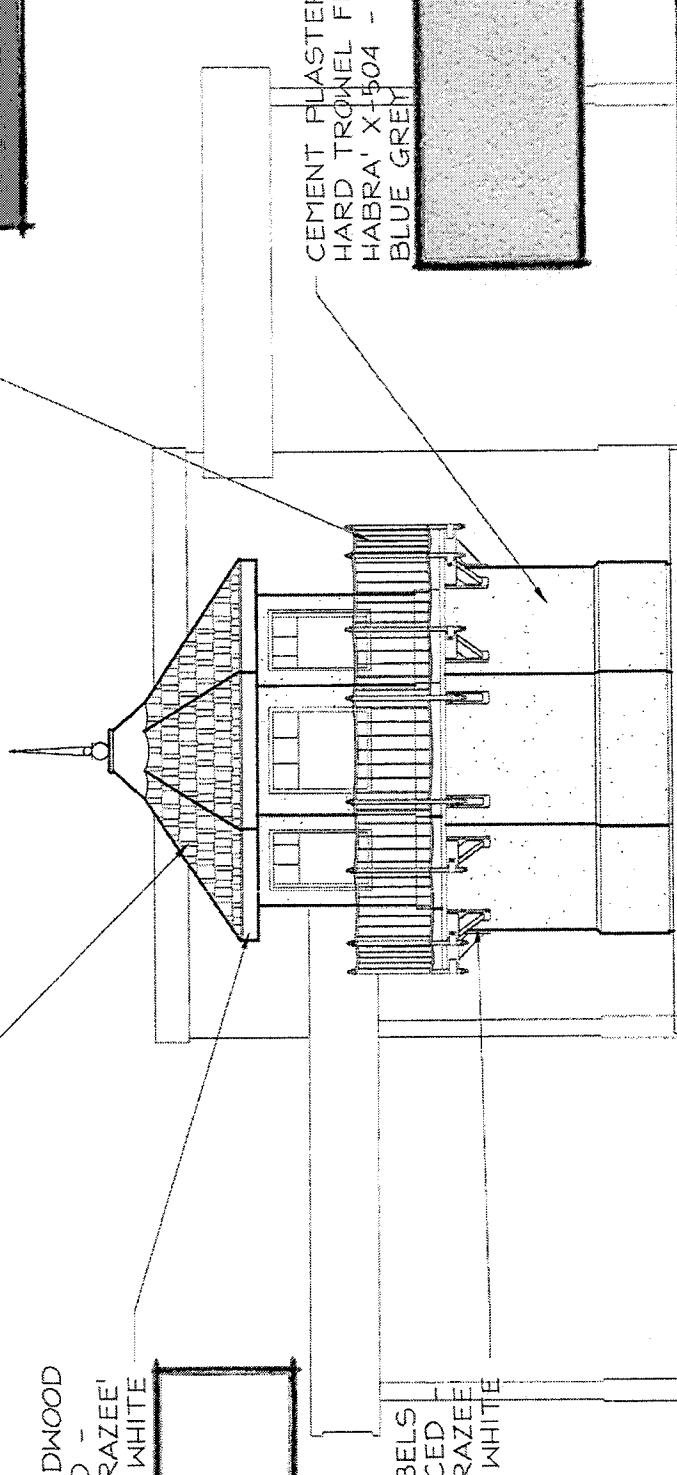
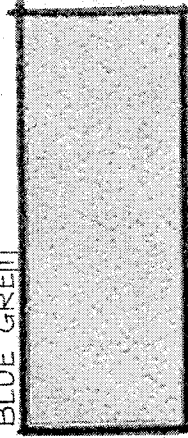


4x DECO CORBELS  
EQUALLY SPACED -  
PAINTED - 'FRAZEE'  
COLOR: 001 - WHITE

WROUGHT IRON  
BALCONY GUARDRAIL  
- PAINTED -  
'FRAZEE' COLOR:  
AC081N - SHIP AH0Y



CEMENT PLASTER STEEL  
HARD TRONEL FINISH 'LA  
HABRA' X-1504 - COLOR:  
BLUE GREY

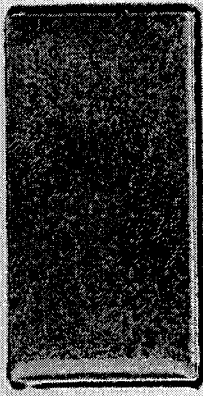


Cienaga Elevation  
STORAGE

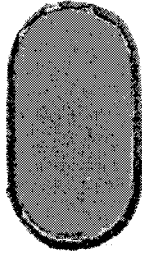


# Henbury Carwash Color Board

16" SQ. LET-IN ACCENT  
WALL TILES - 'FLORIDA  
TILE' COLOR: COBALT



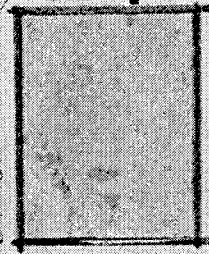
CORRUGATED METAL  
SIDING OVER PLYWOOD WITH  
6" TOP OF CANOPY TRIM  
AND 4" BOTTOM OF  
CANOPY TRIM - COLOR:  
PACIFIC BLUE.



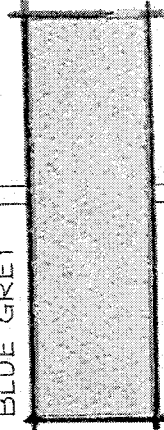
8" CMU - PRECISION  
CUT, CEMENT PLASTER  
FINISH 'LA HABRA'  
X-504 - COLOR: BLUE  
GREY



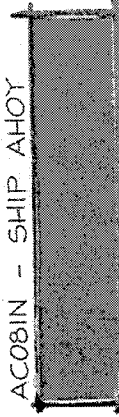
10" CMU TOP  
COURSE - SPLIT  
FACE - 'AIR VOL  
BLOCK' COLOR:  
64-101



CEMENT PLASTER STEEL  
HARD TROWEL FINISH 'LA  
HABRA' X-504 - COLOR:  
BLUE GREY



STEEL DOOR - PAINTED  
- 'FRAZEE' COLOR:  
AC08N - SHIP AH0Y



## Cienaga Elevation CARWASH



Project

Henbury Minor Use Permit

DRC 2004-00023

Exhibit

Elevation (Car Wash)

3-19

3-20